

# LOUDOUN COUNTY PLANNING COMMISSION

## ACTION SUMMARY

THURSDAY, MARCH 19, 2009

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM  
Government Center  
1<sup>st</sup> Floor

**Commissioners Present:** Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoclin District; Chris Brodrick, Potomac District; Sandra Chaloux, Dulles District; Michael Keeney, Sugarland Run District; Gigi Robinson, Leesburg District; Helena Syska, Sterling District; Christeen Tolle, At Large.

**Staff Present:** John Merrithew, Assistant Director of Planning; Alex Blackburn, Larr Kelly, Building and Development; Planners: Michael Elabarger, Stephen Gardner, Jane McCarter, Marchant Schneider, Nicole Steele; Nancy Bryan, Recording Secretary.

1. **ZMAP 2009-0001, ZOAM 2009-0001, PROPOSED ZONING MAP AND ZONING ORDINANCE TEXT AMENDMENTS TO ADD A NEW LIMESTONE OVERLAY DISTRICT & DOAM 2009-0002, PROPOSED AMENDMENTS TO LAND SUBDIVISION AND DEVELOPMENT ORDINANCE AND FACILITIES STANDARDS MANUAL TO IMPLEMENT LIMESTONE OVERLAY DISTRICT**

Public Comment

- Linda Ward, Raspberry Falls resident
- David McCarthy, Lucketts resident
- Scott Lutz, Raspberry Falls resident
- Andrew Painter, spoke on behalf of Artery Development and also Washington-Virginia Traditional Development
- Bob Gordon, Round Hill resident
- Michael Jordan, President, Loudoun Chapter, NVBIA
- Bruce McGranahan, Loudoun resident, spoke on behalf of the Audubon Naturalist Society.
- Ed Gorski, spoke on behalf of the Piedmont Environmental Council.
- Angelica Kirchmeyer, LOD resident
- Christian Uhrig, LOD resident
- Cynthia Klebonis, Raspberry Falls resident
- John Whitmore, resident North of Leesburg, Rt. 15
- Gem Bingol, Leesburg resident, Piedmont Environmental Council staff member
- Jack Merritt, President, Lees Crossing HOA
- Edward Vaughan, Raspberry Falls resident

Ms. Austin moved, seconded by Mr. Klancher, that the Planning Commission forward ZMAP 2009-0001, ZOAM 2009-0001, DOAM 2009-0002 to a Planning Commission Committee of the Whole worksession. (9-0). *Staff Contact: Larr Kelly*

**2. CMPT 2007-0015, LANSLOWNE ROOF ANTENNAS**

Public Comment

- There were no members of the public who wished to speak on this application.

Mr. Klancher moved, seconded by Mr. Keeney, that the Planning Commission approve CMPT 2007-0015, National Conference Center-Roof Antennas, subject to the plat dated October 26, 2006 revised through February 12, 2009, prepared by Clough Harbour & Associates LLP, and with the Findings contained in the March 19, 2009 Staff Report, and forward the application to the Board of Supervisors for ratification. (8-0-1, Austin absent). *Staff Contact: Ginny Rowen*

**3. ZMOD 2008-0008, LAKEVIEW AT UNIVERSITY CENTER COMPREHENSIVE SIGN PACKAGE**

Public Comment

- There were no members of the public who wished to speak on this application.

Mr. Klancher moved, seconded by Ms. Chaloux, that the Planning Commission forward ZMOD 2008-0008, Lakeview at University Center Comprehensive Sign Package, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated March 5, 2009, and based on the attached Findings. And further, that the banners for banks and restaurants be considered temporary as defined under Table 5-1204 of the 1993 Zoning Ordinance. (8-0-1, Austin absent). *Staff Contact: Michael Elabarger*

**4. ZMAP 2008-0015, DELETION OF LAND FROM THE GOOSE CREEK HISTORIC AND CULTURAL CONSERVATION DISTRICT – MILLER PROPERTY**

Public Comment

- Mitch Diamond, member, Unison Preservation Society, and the Loudoun County Preservation and Conservation Coalition
- Jean Brown, resident, Goose Creek Historic District; member, Historic District Review Committee
- Andrea Gaines, Lincoln resident; member, Lincoln Preservation Society
- Jeanne Whitney Smith, Lincoln resident
- Kathleen Hughes, President, Waterford Foundation; resident, Waterford Historic and Conservation District
- Phil Daley, Lincoln resident

Ms. Maio moved, seconded by Mr. Keeney, that the Planning Commission forward ZMAP 2008-0015, Deletion of Land From the Goose Creek Historic and Cultural Conservation District – Miller Property to the Board of Supervisors with a recommendation of denial, based on the Findings attached and dated March 19, 2009. In addition, the Historic District Review Committee's additional Finding also in the Memorandum dated March 19, 2009 from staff that Preservation of Virginia identified the Village of Lincoln as one Virginia's most endangered

historic sites in 2002. Withdrawing a property piecemeal from the Village Historic District is an additional threat to this endangered resource. (7-1-1, Syska opposed; Austin absent).

*Staff Contact: Marchant Schneider*

## **5. SPEX 2006-0026, MOOREFIELD STATION RETAIL – DRIVE-THRU BANKS**

### Disclosures

- Ms. Robinson disclosed that she spoke with Jim Mertz on 3/19/09 regarding this application.
- Ms. Tolle had a telephone conversation with Jim Mertz regarding this application.
- Ms. Chaloux met with Jim Mertz and Garrett Erdle of Carbon Thompson, and Commissioner Robinson on 3/18/09 regarding this application; had a follow-up conversation on 3/19/09 with Jim Mertz.
- Mr. Keeney spoke with Jim Mertz on 3/19/09.
- Mr. Klancher spoke with Jim Mertz on 3/19/09.
- Ms. Maio received a call from Mr. Mertz but did not return the call.

### Public Comment

- There were no members of the public who wished to speak on this application.

Ms. Chaloux moved, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2006-0026, Moorefield Station Retail – Drive-Thru Banks to a Planning Commission Committee of the Whole worksession for further discussion. (8-0-1, Austin absent).

*Staff Contact: Nicole Steele*

## **6. ZMOD 2007-0011, MOOREFIELD STATION SECTIONS IIA & IIB COMPREHENSIVE SIGN PLAN**

Ms. Chaloux moved, seconded by Mr. Klancher, that the Planning Commission forward ZMOD 2007-0011, Moorefield Station Sections IIA & IIB Comprehensive Sign Plan dated March 2009 to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated March 19, 2009 and based on the findings contained in the March 19, 2009 Staff Report. The Planning Commission further recommends inclusion of the following changes to the Comprehensive Sign Plan as agreed to by the applicant: (1) Sign A is to be single sided and a note added to the CSP that states a landscaped berm may be used to elevate the "A" sign; (2) Sign A1 located along Mooreview Parkway will be single sided, while the location along Old Ryan Road will remain double sided. The tenant signage located on Sign A1 will have a coordinated font and color scheme; (3) the graphic design of Sign E now emphasizes "the residences" and de-emphasizes "at Moorefield Village" without a change in the size and design of the sign itself, and; (4) the design of Sign A1 now emphasizes "the shops" and de-emphasizes "at Moorefield Village" to coordinate with the change in design on Sign E. (7-0-2, Austin, Tolle absent). *Staff Contact: Nicole Steele*

**7. SPEX 2008-0042, SPEX 2008-0067, ZMOD 2008-0015, COMPASS SCHOOL**

Disclosures

- Ms. Robinson spoke with Colleen Gillis Snow and Ben Wales of Cooley Godward Kronish regarding the application.
- Mr. Keeney spoke with Ben Wales of Cooley Godward Kronish regarding the application.

Public Comment

- Marla Regan, Ashbrook HOA

Mr. Klancher moved, seconded by Ms. Chaloux, that the Planning Commission forward SPEX 2008-0042, SPEX 2008-0067, ZMOD 2008-0015, Compass School, to a Planning Commission Committee of the Whole worksession for further discussion. (7-0-2, Austin, Tolle absent).

*Staff Contact: Stephen Gardner*

**8. ZMAP 2008-0019, BARONWOOD**

Public Comment

- There were no members of the public who wished to speak on this application.

Mr. Brodrick moved, seconded by Ms. Chaloux, that the Planning Commission forward ZMAP 2008-0019, Baronwood, to the Board of Supervisors with a recommendation of approval subject to the Draft Proffer Statement dated March 1, 2009 and with the Findings in the March 19, 2009 Staff Report. (7-0-2, Austin, Tolle absent). *Staff Contact: Jane McCarter*